



Rep. La Shawn K. Ford

Filed: 4/25/2017

10000HB0471ham003

LRB100 06006 KTG 25416 a

1 AMENDMENT TO HOUSE BILL 471

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 471, AS AMENDED, by  
3 replacing everything after the enacting clause with the  
4 following:

5 "Section 5. The Code of Civil Procedure is amended by  
6 adding Section 15-1504.7 as follows:

7 (735 ILCS 5/15-1504.7 new)

8 Sec. 15-1504.7. Mortgagor notice to tenants or other lawful  
9 occupants.

10 (a) No later than 14 days after being served a foreclosure  
11 complaint under Section 15-1504, a mortgagor of residential  
12 real estate must provide all existing tenants and other known  
13 lawful occupants of the property with a written notice that a  
14 foreclosure action has been commenced by either: (1) delivering  
15 a copy of the notice to the tenant or other known lawful  
16 occupant; (2) leaving the same with some person of the age of

1 13 years or upwards who is residing on or in possession of the  
2 premises; or (3) sending a copy of the notice to the tenant or  
3 other known lawful occupant by first-class mail.

4 (b) After being served a foreclosure complaint under  
5 Section 15-1504, a mortgagor of residential real estate must  
6 provide all prospective tenants with a written notice that the  
7 property is subject to a foreclosure action. A copy of the  
8 notice may be contained in the lease agreement or as an  
9 additional and separate disclosure document, and it shall be  
10 delivered to the prospective tenant or sent to the prospective  
11 tenant by first-class mail.

12 (c) The notice to current or prospective tenants and other  
13 known lawful occupants may be in substantially the following  
14 form:

15 NOTICE OF FORECLOSURE TO ANY TENANT OR OTHER LAWFUL OCCUPANT  
16 A LAWSUIT HAS BEEN FILED TO FORECLOSE ON THIS PROPERTY. AS  
17 TENANTS OR LAWFUL OCCUPANTS, YOU HAVE THE RIGHT TO LIVE IN THE  
18 HOME OR DWELLING UNIT IN ACCORDANCE WITH YOUR LEASE AGREEMENT  
19 OR OCCUPANCY ARRANGEMENT UNTIL A JUDGE ENTERS AN ORDER FOR  
20 POSSESSION. THIS IS NOT A NOTICE TO VACATE THE PREMISES. YOU  
21 MAY WISH TO CONTACT A LAWYER OR YOUR LOCAL LEGAL AID OR HOUSING  
22 COUNSELING AGENCY TO DISCUSS ANY RIGHTS THAT YOU MAY HAVE."